

EXHIBIT A



Return to and prepared by:
Tula Michele Haff, Attorney at Law
135 N. 6th Street, Second Floor
Haines City, Florida 33844
Telephone: 863-421-2626

INSTR # 2025237017
BK 13729 Pgs. 2288-2291 PG(s) 4
RECORDED 10/09/2025 09:41:11 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC #0.70
RECORDING FEES \$35.50
RECORDED BY marimust

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is made as of October 8th, 2025 between **WOODLAND RANCH ESTATES, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4900 Dundee Road, Winter Haven, Florida 33884, in favor of **WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida, ("**Grantee**"), whose mailing address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain and sell to Grantee and its successors and assigns forever, the parcel of land in Polk County, Florida, and described on the attached **Exhibit "A"** (the "**Property**").

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

[Remainder of Page Intentionally Left Blank]

SPECIAL WARRANTY DEED
WOODLAND RANCH ESTATES, LLC to
WOODLAND RANCH ESTATES CDD

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed
the date above.

Signed, sealed and delivered
in our presence:

Woodland Ranch Estates, LLC,
a Florida limited liability company

By: Center State Development 2, LLC, a Florida
limited liability company, as Manager

By: HRB Land Investments, LLC, a Florida
limited liability company, its Manager

Witness #1 Signature

Print: Sean O'Connor

Address 4900 Dundee Rd

Winter Haven, FL 33884

Witness #2 Signature

Print: Cody Hatmaker

Address 4900 Dundee Rd

Winter Haven, FL 33884

By: [Signature]

Harold R. Baxter, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of [X] physical presence
or [] online notarization, this 8th day of October 2025, by Harold R. Baxter as Manager of
HRB Land Investments, LLC, a Florida limited liability company, as Manager of Center State
Development 2, LLC, a Florida limited liability company, as Manager of Woodland Ranch Estates,
LLC, a Florida limited liability company, on behalf of the company. He [X] is personally known
to me or [] has provided _____ as identification.

My Commission Expires:



[Signature]
Notary Public

EXHIBIT A

TRACT "L" LEGAL DESCRIPTION:

All of Tract "L" as per THE PLAT OF WOODLAND RANCH ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 217, PAGES 16 THROUGH 23 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SPECIAL WARRANTY DEED
WOODLAND RANCH ESTATES, LLC to
WOODLAND RANCH ESTATES CDD

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this 8th day of October, 2025.

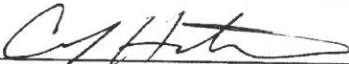
Signed, sealed and delivered
in our presence:



Witness #1 Signature

Print: Sean O'Connor

Address: 4900 DUNDEE Rd.
Winter Haven FL 33884



Witness #2 Signature

Print: Cody Hatmaker

Address: 4900 Dundee Rd
Winter Haven, FL 33884

**STATE OF FLORIDA
COUNTY OF POLK**


The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of October 2025, by Halsey Carson, as Chairman, Board of Supervisors of WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District. He [X] is personally known to me or [] has provided _____ as identification.

My Commission Expires:


Notary Public



**WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT,**
a local unit of special-purpose government
established under Chapter 190 of the Florida Statutes

By: 
Name: Halsey Carson,
Title: Chairman, Board of Supervisors

Prepared by and return to:
Seth B. Claytor
BOSWELL & DUNLAP LLP
P.O. Drawer 30
Bartow, FL 33831
863-533-7117
File Number: _____



INSTR # 2025237038
BK 13730 Pg. 45-47 PG(s) 3
RECORDED 10/09/2025 09:47:48 AM
STACY H. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DOC # 10.70
RECORDING FEES \$27.00
RECORDED BY marimust

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Special Warranty Deed

This Indenture, made this 8th day of October, 2025 by **WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Polk County, Florida whose post office address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, ("Grantor"), and **Town of Dundee**, a Florida municipal corporation, whose post office address is 202 E. Main Street, Dundee, Florida 33838 ("Grantee");

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land(s), situate, lying and being in **Polk County, Florida** to-wit:

See attached Exhibit "A"

Together with all the tenements, hereditaments, appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other; and that said land is free of all encumbrances, except taxes accruing subsequent to **October 8, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:

Witness 1 Print Name: Sean O'Connor

Address: 4900 Dundee Rd
Winter Haven FL 33884

Witness 2 Print Name: Cody Hatmaker

Address: 4900 Dundee Rd
Winter Haven, FL 33884

GRANTOR:

WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT
a local unit of special-purpose government

By: Halsey Carson
Name: Halsey Carson
Title: Chairman, Board of Supervisors

STATE OF FLORIDA)
) SS:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 8 day of October, 2025, by Halsey Carson, as Chairman, Board of Supervisors of WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who is (☒) personally known to me or (____) has produced a valid driver's license as identification as identification.


NOTARY PUBLIC - State of Florida

My Commission Expires:



EXHIBIT "A"
Legal Description

TRACT "L" LEGAL DESCRIPTION:

All of Tract "L" as per THE PLAT OF WOODLAND RANCH ESTATES PHASE ONE AS RECORDED IN PLAT BOOK 217, PAGES 16 THROUGH 23 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

